

COMMERCIAL LAND FOR SALE

**HIGHWAY 247 CONNECTOR
BYRON, GA 31008
PEACH COUNTY**

**LOT 1: ±2.89 ACRES
LOT 2: ±1.65 ACRES**

**ASKING PRICE:
\$685,000**



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PROPERTY INFORMATION

- Two (2) Parcels totaling ± 4.54 Acres
Lot 1: ± 2.89 Acres
Lot 2: ± 1.65 Acres
- Zoning: C-3
- Approximately 464 ft. of frontage on Highway 247 Connector
- Water available on site, Sewer nearby
- Prime location with easy access to major roads and nearby businesses
 ± 1.0 mile from Atrium Health Navicent Peach Hospital
 ± 0.5 mile from I-75
- DOT approved access for driveway



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DEMOGRAPHICS & TRAFFIC COUNTS

- Traffic Counts (GDOT 2024 Published Data estimate):
Highway 247 Connector – 23,800 VPD
I-75 – 86,400 VPD

Highway 247 Connector - Byron, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	863	18,543	57,442
2030 ESTIMATED POPULATION	892	19,514	60,076
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	374	7,562	22,379
2030 HOUSEHOLD ESTIMATES	390	8,000	23,543
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$103,589	\$98,755	\$99,556
2030 HH INCOME ESTIMATE	\$121,698	\$108,452	\$109,145

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$98,755	18,543	7,562	2.9%	714

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MAP



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